



**4\*\*\*\*-star hotel in North Rhine-Westphalia on the beachfront of Rhein**

|                                   |                    |
|-----------------------------------|--------------------|
| Price                             | <b>€ 8'300'000</b> |
| Country                           | <b>Germany</b>     |
| City                              | <b>Cologne</b>     |
| Category                          | <b>Hotel</b>       |
| Property ID                       | <b>B-830</b>       |
| Building area, m <sup>2</sup>     | <b>11000</b>       |
| Land area, m <sup>2</sup>         | <b>9000</b>        |
| Distance to sea / lake / river, m | <b>20</b>          |
| Construction year                 | <b>1990</b>        |

**Property Info**

- Property in operation
- Waterfront
- Sea/lake/river view
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

Size: 170 rooms (approx. 350 beds), 12 apartments (4-6 beds each).

Facilities: 14 meeting rooms (up to 550 people capacity), 3 large conference halls, restaurant, indoor pool, sauna, disco, event spaces, 20 underground parking spaces, and 150 outdoor parking spaces.

Land Area: Approx. 9,000 m<sup>2</sup>.

Usable Area: Approx. 11,000 m<sup>2</sup>.  
Year Built: 1990.

#### Financials:

Annual Revenue: €4.0–5.0 million.  
Net Profit: €1.4–1.7 million annually.

#### Operational Status:

Fully operational and profitable.  
Professionally managed with a structured team (owner-led, general manager, department heads, and staff).  
No mandatory renovations required; 35% of room furniture already modernized.

#### Investment Potential:

Optional upgrades: Remaining 65% of room furniture, reception, cafeteria, and exterior facade.  
Potential benefits: Increased average room rates (ADR), revenue growth, improved market position, and sustainable property value increase.

#### Fire Safety:

Full fire safety system will be updated by the seller before the sale.  
No additional costs for the buyer regarding fire safety.

#### Target Audience:

Broad guest demographic (ages 7–70): families, couples, individual travellers, groups, business travellers, and companies.  
Established reputation in Germany, Netherlands, and Belgium.

#### Event and Business Potential:

Suitable for conferences, corporate events, seminars, weddings, concerts, and other events.  
Flexible infrastructure for diverse uses.

#### Location and Accessibility:

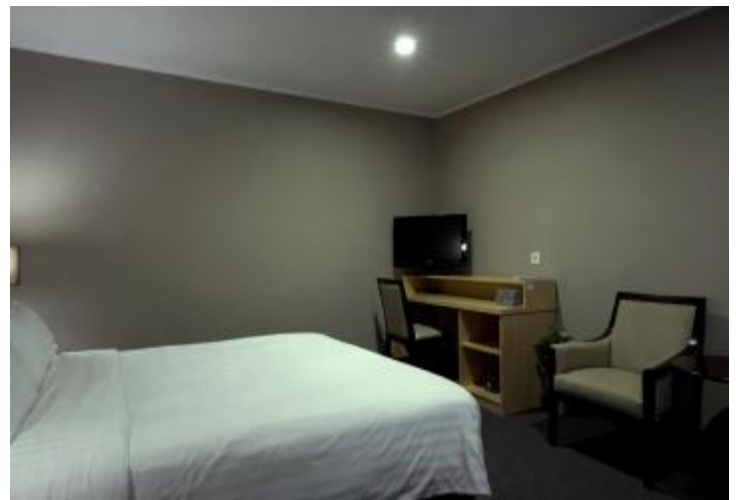
Central location in a strong economic region.

Proximity to major cities: Frankfurt (90 min), Düsseldorf (59 min), Cologne (29 min), Netherlands (140 min), Belgium (170 min).

Close to airports: Cologne/Bonn (15 min), Düsseldorf (50 min).

#### Investment Highlights:

Stable revenue and attractive net returns.  
Professionally managed and operational.  
No mandatory renovations.  
Diverse guest structure and strong event/business segment.  
Fire safety system updated before sale.



**Hotel**  
**Germany, Cologne**

